



LUXURY PROVENCE
l'agence immobilière

620 000 €

For sale villa

11 rooms

Surface : 328 m²

Surface of the living : 55 m²

Surface of the land : 8500 m²

Year of construction : 1975

Exposition : Nord ouest

View : Panoramique

Hot water : Electrique

Inner condition : A rafraîchir

External condition : A rafraîchir

Couverture : tiles

Features :

pool, Climatisation, double glazing,

Bedroom on ground floor, Automatic gate,

Volets roulants électriques

7 bedroom

2 terraces

1 bathroom

3 showers

4 WC

Energy class (dpe) : F

Emission of greenhouse gases (ges) : C

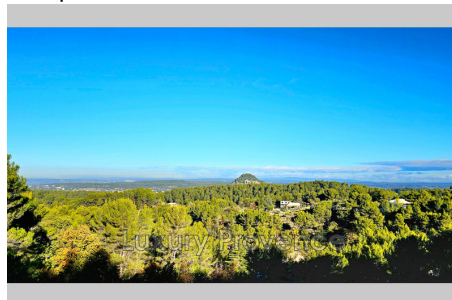
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02/05/2024 - Prix T.T.C



Villa 2761 Simiane-Collongue

A large villa with a living area of approximately 330m², 11 rooms, on a plot of 9853m² is now available in Simiane-Collongue. This property is ideal for two families, with a completely renovated independent T3 apartment. You can enjoy the surrounding countryside, a panoramic view of the hills, and the tranquility, all without being overlooked. Come discover this haven of peace and listen to the songs of the birds. The house offers beautiful volumes and high ceilings. Here is how it is organized: At the level of the main house: On the ground floor, an entrance opens onto a large corridor which leads to a large living room of 55m², a separate kitchen, an office, a WC and a bathroom. Upstairs, you will find 4 large bedrooms: 17.5m², 16.5m², 17m² and 13 m², accompanied by a bathroom and separate toilet. Near the kitchen outside there is a veranda with a main room of 38 m², a kitchen and a bathroom with WC. In R-1, you will find an apartment with its own entrance, two bedrooms, a large living room of 38m², a bathroom and toilets. In terms of services, the house has electric heating and PVC double glazing. Although it needs to be refreshed, it has enormous potential thanks to its unique structure and exceptional environment. Do not hesitate to contact Julian GODOY on 06 64 36 70



LUXURY PROVENCE, 531 avenue Paul Julien - Le Tholonet - Lieu dit Pont des Chandelles - 13100 AIX-EN-PROVENCE

Tél. 06 88 60 70 71 - Email : luxuryprovence@gmail.com

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